

Staff Variance Report
For
February 4, 2014 Commission Meeting

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“T” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

Tabled Variances:

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| 13-11-12 | C | <p>Hoosier House Furnishings, LLC – Goshen</p> <p><i>The code required spray booths and storage room will not be provided with an approved automatic fire extinguishing system.</i> The proponent advises that this is an existing manufacturing operation conducted in an existing industrial building. The actual coating usage in this operation is minimal. The spray booths and storage room are existing and not undergoing repair or renovation. The spray booths are constructed to modern standards and equipped with effective exhaust systems. All appropriate signage has been recently updated. The processes have been in operation in their current status since March of 2005. The hardship is that the operations are unable to function without the ability to operate their wood finishing equipment. The addition of suppression equipment inside the existing spray booths and storage room would require that these operations be taken off line for an extended time during the installation. How long would it take to install? Were the installations of these spray booths and storage areas filed with State Plan Review? Tabled no proponent. Tabled no proponent. Tabled at the request of the proponent.</p> |
| 13-11-13 | C | <p>Sincere Heart Adult Day Care Center – Merrillville</p> <p><i>The code required sprinkler system and fire alarm system will not be provided for the I-4 occupancy adult day care.</i> The proponent has attached a drawing of the facility that shows they are adding exterior doors to all of the rooms that currently do not have them. A manual fire alarm system and direct wired smoke detectors will be added in each room. The hardship is the cost of the sprinkler system is estimated at approximately \$20,000.00. What is the level of abilities of the people in the day care? Are they capable of self preservation? Tabled at the request of the proponent. Tabled no proponent. Tabled at the request of the proponent.</p> |

- 13-12-21 C **521 Franklin St. – Michigan City – Apartment Conversion** Project #364300
The code required sprinkler system will not be provided as part of this conversion to add three new apartments to the building. The proponent advises that there will be 10 apartments and two store fronts. The building was upgraded in 2003. The proponent does not advise what was done at that time. The hardship is the cost to bring a 4” or 6” pipe from the opposite side of the street, would be too costly. What is the cost to comply? Tabled at the request of the proponent. **Tabled no proponent.**
- 13-12-34 C **Lake Rudolph Camp Ground and RV Park – Santa Claus**
Recreational park trailers have been moved into southern Indiana and the wheels have been removed and the units have been anchored to the ground, and the units have not been filed and are Class 1 structures, which is not allowed per the code. The proponent advises that there are approximately 55 units and there are approximately 100 more units proposed in the future to replace existing RV trailers with the wheels attached. The variance is to treat the units as recreational trailers, which are exempt from the rules of the Commission. The camp ground has been in place for many years. The proponent advises that the units comply with ANSI A119.5, Standard for Recreational Park Trailers and are labeled as Park trailers. They advise that these units are built as a single chassis mounted on wheels. The hardship is that the compliance with the Indiana Building Code is not possible with the existing units. What about the decks that have been added? How are these units secured to the ground? Tabled so proponent can revise the variance application to show the units are either, Class 1 or Class 2 structures and how they do not comply with the rules of the Commission. **Tabled at the request of the proponent.**
- 14-1-1 C **Georgetown Road Church/Everlasting Hope International Ministries – Indianapolis**
The code required sprinkler system will not be provided for the A-3 Church building. The proponent advises that they will, in lieu of the sprinkler system, install an approved fire separation wall between the church area and the remainder of the building. The stated hardship is that, if the variance is not approved, the church will no longer be able to be located in the structure. The inspection report advises that the total square footage of the building is 12,640 sq. ft. and the occupant load is 347 in the church area. **Tabled at the request of the proponent.**
- 14-1-2 A **720 Northwestern Avenue – West Lafayette** Project #362674
Three KONE EcoSpace elevators will be installed with a capacity of 3,000 to 5,000 pounds utilizing 8 mm steel wire rope suspension cables and 6 mm steel wire rope governor cables in lieu of the code required 9.5 mm cables. The proponent advises that they will provide, at the request of the state, rope gauges to each elevator inspector. The use of this type elevator deletes the need to build an elevator penthouse lowering the overall costs of the projects. **Tabled incomplete, no proponent.**
- 14-1-4 NVRI **2370 South Henderson – Bloomington – Windows**
The emergency egress windows do not meet the minimum requires of the code of record for the 2nd floor bedrooms to the west, middle and east bedrooms. The code requires that the windows, for the structure built in 1983 are required to have a minimum clear

openable area of 4.75 sq. ft., a minimum clear openable height of 24", and a clear minimum openable width of 18" and have a maximum sill height of 28". The current windows have a clear height of 23" which is 1" to short to meet code. All other measurements are within the code requirements. **Tabled incomplete.**

- 14-1-5 CI **Stone Church Apartments – Bloomington**
*The furnace closet is in one of the bedrooms in a closet that is also used for the water heater which is not allowed by code. The proponent advises that the fresh air return for the furnace goes through the wall into the living room/kitchen area. The proponent advises that this conversion from a church to apartments was done in 1995 or 1996 and has passed the HAND inspection each time until now. **Tabled incomplete, no proponent.***
- 14-1-6 AI **2404 S. Woolery Mill Dr. – Bloomington – Windows**
*The emergency escape and rescue windows on the 2nd floor are required to be 5.7 sq. ft. and the ones in this installation are 5.59 sq. ft. The house was constructed in 2008 per the HAND report. **Tabled incomplete.***
- 14-1-7(a)(b)(c) **Wildridge Association Inc. – Birdseye** Project #366241
C/NVRI (a) *The carport will have open sides and the code required items from Table 29, including the plumbing fixtures, the emergency shower, service sink, and drinking fountain will not be provided, as well as the accessibility requirements in Chapter 11. The proponent advises that this is a shelter that will be used to store a chipper and truck out of the weather. There will be no work done on the equipment in the carport. There is no water or gas to the carport. Is the code applicable to this structure? **The proponent advises that they are not going to enclose this structure. Tabled incomplete, no proponent.***
- NEW C/NVRI (b) *There will be no handicapped accessible routes for this structure as required by the code. The proponent advises that this is a carport that will be used strictly for the shelter of their equipment and there will be no public allowed or any work being done in the structure.*
- NEW C/NVRI (c) *There will be no handicapped accessible toilet facilities in this structure as required by code. The proponent advises that the structure will not be enclosed, heated or have any water in the structure. There are facilities available in other structures on site.*
- 14-1-18 BI **Roche Diagnostics Learning and Development Center – Indianapolis**
*In lieu of the code required 9.5 mm diameter suspension cables used for the elevator the variance request is to utilize the new elastomeric coated suspension constructed of six 2.5 mm steel cables and for the governor a 6 mm diameter suspension member. The proponent advises that these cables conform to the ASME A17.1, 2010 and ASME A17.6, 2010 and is ANSI AECO certified to ASME A17.7, 2007. The 6mm steel governor rope is designed to conform to ASME A17.1, 2010 and ASME A17.6, 2010 and is ANSI AECO certified to ASME A17.7, 2007. **Tabled incomplete.***

- 14-1-20 BI **1002 Broad Ripple Avenue – Indianapolis**
*In lieu of the code required 9.5 mm diameter suspension cables used for the elevator, the variance request is to utilize the new elastomeric coated suspension constructed of six 2.5 mm steel cables and for the governor a 6 mm diameter suspension member. The proponent advises that these cables conform to the ASME A17.1, 2010 and ASME A17.6, 2010 and is ANSI AECO certified to ASME A17.7, 2007. The 6mm steel governor rope is designed to conform to ASME A17.1, 2010 and ASME A17.6, 2010 and is ANSI AECO certified to ASME A17.7, 2007. **Tabled incomplete.***
- 14-1-21 BI **Iron Works – Indianapolis**
*In lieu of the code required 9.5 mm diameter suspension cables used for the elevator the variance request is to utilize the new elastomeric coated suspension constructed of six 2.5 mm steel cables and for the governor a 6 mm diameter suspension member. The proponent advises that these cables conform to the ASME A17.1, 2010 and ASME A17.6, 2010 and is ANSI AECO certified to ASME A17.7, 2007. The 6mm steel governor rope is designed to conform to ASME A17.1, 2010 and ASME A17.6, 2010 and is ANSI AECO certified to ASME A17.7, 2007. **Tabled incomplete.***
- 14-1-27 D **Penn Street Tower – Indianapolis** Project #367527
*The code required standby power generator will not be provided for the new elevator installation in the existing hoistways. The proponent advises that the project involves the conversion of a 15 story 1910 high rise building from office use to apartments. The project will also include the basement level and a small portion of each upper floor level of the adjacent 7 story “annex” structure (added some time later). The building is Type IA construction. The proponent advises that they will undertake the following alternatives: an area of refuge including a wheelchair space will be provided at each floor level landing in the new stair enclosure for the existing stairs serving all floor levels, which are not required in buildings with an automatic sprinkler system. The building is provided with an NFPA 13 sprinkler system throughout. A transfer switch will be provided for 1 elevator in order to permit a portable generator to be connected to the elevator. The elevators will have a battery backup provided in order to permit lowering of the elevators in the event of loss of power. The hardship is the cost to provide a generator for the elevator, which is estimated at approximately \$51,000.00 plus the cost of construction for a room. The generator is not required for any other reason. What is the cost of the entire project? **Tabled to allow the proponent to do some research on the dual feed issue.***
- 14-1-29 C/NVR **Kenworth of Fort Wayne – Storage – Fort Wayne** Project #367959
The code required plumbing fixtures required in Table 29 will not be installed in the building. The proponent advises that the storage building will be unoccupied and serve as an accessory storage structure to a primary existing facility. The intended use of this structure will be to provide storage and limited elemental protection for noncombustible truck parts associated with the business and will not include heat or plumbing installations. Accessible restrooms are located within the primary existing facility. The unheated characteristics of the structure’s design create physical limitations for adding

plumbing installations. Why is the plumbing required in this building? **Tabled no proponent.**

14-1-32 B/D **Team Combat Live – Hobart**

*A Chapter 34 evaluation has been done on this building which shows a -16.75 for fire safety, -11.95 for mandatory means of egress and -14.95 for general safety for a total of -43.65. The building exceeds the allowable area per code for an A-3 per Table 503 and of VB construction. The code allows 6,000 sq. ft. and with the area increase due to open space to 10,500 sq. ft. the building area is 12,800 sq. ft. The proponent advises that if they install a fire alarm system throughout the structure their score will change to -1.75 for mandatory fire safety, 3.05 for mandatory means of egress and 0.05 for mandatory general safety. The installation of a fire suppression system is not within their budget capabilities. With the installation of the fire alarm system staff would recommend a "B" category. **Tabled incomplete and no proponent.***

14-1-39 D **Kokomo Housing Authority – Superior Street Apartments – Kokomo**

Project #367855

*The code required sprinkler system will not be installed in this R occupancy. The proponent advises that there front and rear entrances to each apartment. There are 2 hour rated fire barriers between the each unit. The units are each two story. The proponent feels that the code is ambiguous between the IRC and the IBC and the Indiana amendments. They are requesting that the variance be granted to eliminate the requirement for sprinklers in the units. The hardship is the cost of the sprinklers is estimated to cost over \$15,000.00 which represents an additional 3% of the construction cost. The Housing Authority has already received and allocated monies based on received construction bids. In addition the Housing Authority is concerned that tenant tampering with the sprinkler system is a likelihood they would like to avoid from an operations standpoint. **Tabled no proponent.***

14-1-40(a)(b)(c) **Grooms Tire Recycling – Indianapolis**

Project #367405

CI

*(a) The code required fire hydrant connected to a water supply will not be provided within 400 feet of the proposed tire recycling facility. The building will be 16,000 sq. ft. in area and will be used as a sorting and shredding facility for used tires. The proponent advises that the tires will be sorted according to condition and some will be trucked off for resale, some trucked off for retreading and the bad ones will be shredded and trucked off for recycling. The storage will less than 6 feet in height. The building is considered F-1 occupancy of Type VB construction. The building is post frame with wood framed exterior walls and pre-manufactured wood roof trusses. The building will be provided with an offsite monitored fire alarm system, including smoke detectors - not otherwise required by the code for this occupancy given the size of the building. There will be a maximum of 14 employees, in the building and the building is not open to the public. There are a total of 4 exits provided with a maximum travel distance of 100 feet. The hardship is that the nearest public water is approximately 1,400 feet from the back side of the proposed building and the cost estimate from Citizens Water, for approximately 1,000 feet is estimated to be @200,000.00. The total project cost is \$400,000.00. **Tabled at the proponent's request.***

NEW CI (b) *The code required sprinkler system will not be provided.* The system is required based upon the F-1 occupancy of 12,000 sq. ft. and volume of tires stored potentially in excess of 20,000 cubic feet. The proponent advises that the building's ceiling and exterior walls will be sheathed with 29 gauge steel siding. The hardship is the public water is approximately 1,200 feet from the proposed building.

NEW CI (c) *The building will exceed the code allowable area (14,875 sq. ft.) for Type VB construction by approximately 7.5%.* The building will be approximately 14,000 sq. ft. in area. The proponent advises the hardship is the cost to upgrade to Type VA construction.

14-1-41 D **Bunker Hill Drag Strip – Bunker Hill** Project #367161
The restaurant/bar has an occupant load in excess of 100 and the code required sprinkler system will not be provided. The proponent advises that they will have a hard wired smoke detection system installed throughout the facility. The cooking equipment in the existing kitchen is protected with a Type I kitchen exhaust hood and automatic suppression system, as required by code. The dining area is equipped with three distinct and remote exits. Two exits are required to serve this area. The exit travel distance is less than half of what is permitted. The hardship is that the facility is located in a rural area and is not served by public utilities. In order to comply with the requirement for an automatic sprinkler system it would be necessary to provide an onsite water supply and a fire pump. These additional provisions commonly add a \$50,000.00 premium to the cost of a sprinkler system. What is the actual occupancy load? What is the actual cost of a sprinkler system? **Tabled to allow time so proponent can do research.**

14-1-44 C **Grace Banquet Hall and Apartments – Greenfield**
The facility was previously used for retail space and, at some point in the past the use was changed to a banquet hall and three apartments were constructed in the facility, all without bring the facility into compliance with the code at the time of change of occupancy. The proponent advises that the exit travel distance is ½ of that permitted by code. The facility has been in use for several years as it is. An analysis has been performed under Section 3410 of the 2008 Indiana Building Code and, while not achieving a passing score, the proponent advises it demonstrates that a reasonable level of safety exists. The hardship is the disruption of the facility to accommodate the necessary construction work would be a financial burden to the owner as the income from the venue is relied upon. The Chapter 34 evaluation was not submitted with the variance packet to verify the reasonable safety claim. Does the kitchen have the appropriate hoods and suppression systems required for the use? Is there any protection for the apartments? Is alcohol served in the banquet hall? **Tabled to allow proponent time to provide detailed drawings and photos to the Commission.**

14-1-45 C **Children's Museum of Indianapolis – Terra Cotta Warriors Exhibit – Indianapolis**
A special door will be used in the new exhibit and this door will be required to be used as an exit, but will not swing in the direction of egress as required by the code. The proponent advises that the exhibit is sprinklered. The exhibit halls and common areas are provided with smoke detection throughout and a smoke exhaust system. The owner has a well documented and tested emergency response plan and the staff is provided in the area

and will be trained in emergency egress procedures for the exhibit area. The hardship is that the layout of the museum area limits the number and location of exits, which requires the special exhibit door to be used as a means of egress. **Tabled to allow proponent time to obtain more information and alternatives for the Commission.**

- 14-1-50 C **Illinois Place – Indianapolis** Project #361281
The as-built clearance between opposing base cabinets, counter tops, and appliances within all dwelling units is less than the code required 40 inches. The actual measurement is 38 ½” between the opposing counter tops and 36 ½” from the face of the range to the opposite top. The project involves the construction of several 3 story apartment buildings with a total of 50 units. The proponent advises that the Type A units provide a roll-in front approach to the sink, and also a lowered section of the work area on the counter, also with a roll-in front approach to the work surface. Four of the Type A units are provided, exceeding the minimum required single unit (2% of the total number of units). The hardship is the building is substantially complete and the estimate cost to repair this condition on all units is a minimum of \$300,000.00. Tabled to allow proponent time to research possible options.
- 14-1-55 B **Old Dominion Truck Leasing, Inc. – Goshen** Project #368957
A new above ground storage tank with a capacity of 12,000 gallons will be installed in lieu of the code allowed maximum 10,000 gallon tank. The proponent advises that the tank will be equipped with the proper leak detection and overfill protection. The hardship is that, due to the supplier delivery schedule and the daily volume of use from Old Dominion Truck Leasing, the reserve left in the tank would not give the supplier enough time to refuel, thus causing undue hardship for Old Dominion and with the possibility of shutting down their whole fleet. What kind of tank are they using? Tabled at the request of the proponent. The proponent advises that they will be utilizing UL 2085 tanks.
- 14-1-56 B **Waste Management – Fort Wayne** Project #368006
A new above ground storage tank with a capacity of 12,000 gallons will be installed in lieu of the code allowed maximum 10,000 gallon tank. The proponent advises that the tank will be equipped with the proper leak detection and overfill protection. The hardship is that, with the fuel supplier schedule and the daily volume of use from Waste Management, the reserve left in the tank would not give the supplier enough time to refuel, thus causing undue hardship for Waste Management and with the possibility of shutting down their whole fleet. What kind of tank are they using? Tabled at the request of the proponent. The proponent advises that they will be utilizing UL 2085 tanks.
- 14-1-57 C **Long Beach Country Club – Rear Deck Tent – Long Beach**
A tent will be installed the week before Memorial Day and removed the week of Labor Day for a total of 105 consecutive days, more than of the code allowed 30 day maximum. The proponent advises that the tent has been being set up since 2004 and there have been no results that negatively affect the public health, safety or welfare in those 10 years. The applicant agrees to inspect the tent, fabric and maintenance once every 30 days and

prepare an inspection report each time. The tent will not be heated and there will be not cooking, stage or bleachers in the tent. The tent is within 60' of accessibility to a fire truck. The emergency exit paths for the building and adjacent pool decks do not have travel through the tent, as shown on the accompanying drawing exhibit. The two exits from the tent are 72" wide. The occupant load for the tent is 13 tables at 4 people (52) plus 3 tables at 6 people (18) plus 11 stools which equal 81 people. The tent is 50' X 40' = 2,000 sq. ft. and all points within the tent are less than 32' from an exit. The hardship is the cost to set up and remove the tent is \$7,000.00 and multiple set ups and removals during the season is impractical to coordinate and not affordable. What is the calculated occupant load under Table 1004.1.1? **Tabled at the request of the proponent.**

- 14-1-59 B **Metal X, LLC – Support Building – Waterloo** Project #367914
The new building will not be provided with restrooms, eyewash stations, emergency showers, service sinks or drinking fountains as required by code. The proponent advises that these items are in another building on site that is within 500 feet from the new building. The existing building has accessible restrooms within 500 feet of the new building. The proposed 2014 Indiana Building Code will not require eyewash stations or emergency showers. The hardship is the existing building provides the plumbing, drainage and new restrooms and the cost to provide these items in the new building that is not normally occupied unless employees need to enter with large machinery to move product. Employees normally do not leave their equipment cab unless there is maintenance or clean up activity. **Tabled incomplete and at the request of proponent to the February meeting.**
- 14-1-60(a)(b)(c) **Bumgarner Building – Truck Wash Building – Uniondale**
 CI (a) *The new building will not be provided with the code required restrooms, eyewash stations, emergency showers, service sinks, or drinking fountains.* The proponent advises that the existing restrooms are in another building on site which is 325 feet from the new building. The proposed 2014 Indiana Building Code will not require eyewash stations or emergency showers. The building will be utilized as a livestock trailer wash down and possibly could be classified as "B" occupancy. If classified as "B" occupancy eyewash stations or emergency showers would not be required. This is similar to a car wash. The hardship involves providing plumbing, drainage and new restrooms for the new building or upgrade existing bathrooms. The owner does not plan to add additional employees for this building. It is cost prohibitive to add accessible routes for site and interior existing building.
- CI (b) *The existing building does not have site accessible routes into the building or leading to existing restrooms which is required by code.* The existing building has existing restrooms (not accessible) within the maximum permitted 500 feet (325 feet). The owner's hardship involves providing plumbing, drainage and new restrooms for the new building or upgrade existing bathrooms. What restrooms do handicapped personnel use?
- CI (c) *The existing restroom does not have accessible elements.* The proponent advises the existing building has existing restrooms (not accessible) within the maximum permitted 500 feet (325). The owner's hardship involves providing plumbing, drainage, and new restrooms for the new building or upgrading the existing restrooms. What restrooms do

handicapped personnel use? **Tabled incomplete and at the request of the proponent at the meeting.**

14-1-61(a)(b)(c)(d)

BI

Edge Manufacturing – West Addition – Bluffton

(a) *An addition of 29,280 sq. ft. being added to the current S-1 occupancy of Type IIB construction of 50,000 sq. ft. will have 85 feet of the west exterior wall and 75 feet of the south exterior wall less than the code required 60 feet from the property lines for unlimited area.* Code requires that there be 60 feet of frontage or a 4 hour fire wall. All other portions of the exterior walls have a minimum of 60 feet of frontage. The proponent advises that the building addition will be protected with an automatic fire suppression system per NFPA 13, 2010 Edition. The existing building is protected with an automatic fire suppression system. The 85 feet of the west exterior wall and the 75 feet of the south exterior wall will be provided with close spaced sprinklers a maximum of 6 feet on center for the full length of the wall. The close spaced sprinklers will be a water curtain design per Section 11.3.3 in NFPA 13, which requires the system to be hydraulically designed to provide 3 gallons per minute per lineal foot of water curtain, with no sprinklers discharging less than 15 GPM. The hardship involves the cost (\$120,000.00/project cost is \$850,000.00) of providing 160 feet of 4 hour fire wall.

CI

(b) *The existing building does not have site accessible routes into the building or leading to the existing restroom, which is required by code.* The existing building has existing restrooms with limited accessible features such as 3 foot doors, with 60 inch turning circle, and lavatory trap wrapped. The hardship involves providing plumbing, drainage and new restroom for the addition or upgrade existing bathrooms. The owner does not plan to add additional employees for this expansion. It is cost prohibitive to add accessible routes for site and interior of existing buildings.

CI

(c) *The addition will not be provided with the code required restrooms, eyewash station, emergency showers, service sinks or drinking fountains.* The travel distance to the existing restroom from the addition is 600 feet. The proponent advises that the existing building has restrooms that exceed the permitted 500 feet and are not fully accessible, a water cooler and service sink. The proposed 2014 Indiana Building Code will not require eyewash stations or emergency showers. The hardship involves providing the plumbing, drainage and new restroom for the addition or upgrading existing bathrooms. The owner does not plan to add additional employees for this expansion. It is cost prohibitive to add accessible routes for site and interior of the existing building.

CI

(d) *The existing restroom has limited accessible features, rather than being completely accessible as required by the code.* The proponent advises that the existing building has existing restrooms with limited accessible features such as 3 foot doors, with 60 inch turning circle, and lavatory trap wrapping. The hardship involves providing the plumbing, drainage and new restroom or upgrading the existing bathrooms. **Tabled incomplete and at the request of the proponent at the meeting.**

14-1-62

CI

BDC – Building Roof Remodel – Bluffton

Project #366561

An existing warehouse of 69,183 sq. ft. was re-roofed over 27,580 sq. ft. of the 69,183 sq. ft. of the building in October 2000 without a Construction Design Release. A citation was issued by State Code Enforcement on May 16, 2013. The Construction Design Release required the building be sprinklered because the re-roof was interpreted as an

addition alteration. The proponent advises that the re-roof does not increase square footage of the building or increase fire area, thus the sprinklers are not required. The required attic access and draft stops have been or will be installed. The hardship involves the requirement for sprinklers for a nonsprinklered building that is not increasing square footage of fire area. The pictures appear to show that a new built up roof was installed increasing the fire area above the old roof. **Tabled incomplete and at the request of the proponent.**

14-1-68(a)(b)

Watermark at Cumberland – Fishers

Project #362131

- C (a) *The attic access doors will be 20"X 30" in lieu of the code required 20"X 40".* The proponent advises that the Model Building Code requires the 20"X 30" size and that is the size the rated attic access doors are made. These doors will provide for maintenance of the equipment. The hardship is it would be more beneficial to the occupants of the space to utilize an attic access door that has been tested and used in other projects rather than a custom door that has not been tested.
- C (b) *The code required rated corridor having an occupant load in excess of 30 will not be rated.* The one hour fire resistance rating will be done for the walls of the corridor but the windows and doors will not be rated. The proponent advises that the corridor will never have more that 21 occupants using the corridor as an egress path. The hardship is that the plans were reviewed by State Plan Review and the City with no comment on the corridor rating and the structure has been built in accordance with the plans and altering would result in excessive costs. What is the cost? **Tabled no proponent.**

14-1-69(a)(b)(c)

Model Mill Building – Noblesville

Project #358940

- C (a) *This variance is a request to alter variance 13-02-27(a), based on the maximum occupant load of the 4th floor and the 5th floor rooftop loft and deck, and clarification of use of the rooftop deck as a photo location for a bridal party.* The proponent advises that the building is fully sprinklered per NFPA 13. The building is equipped throughout with a fire alarm system and corridor smoke detectors. The 5th floor loft and exterior deck is limited in size – approximately 475 sq. ft. total. A maximum occupant load of 25 will be posted for the 5th floor, and a maximum of 49 for the 4th and 5th floors combined. The 4th floor is 1,920 sq. ft. in area, and will be posted with a 25 maximum occupant load. The hardship is the revised occupant load is necessary to accommodate the present need for operating the business. The previous variance was based on the 4th floor use as an office.
- C (b) *This variance is a request to alter variance 13-02-27(a), based on the maximum occupant load for the 4th floor and 5th floor rooftop loft and deck, and clarification of use of the rooftop deck cupola as a photo location for a bridal party.* The 5th floor cupola is provided with a single open egress stair to the 4th floor. The 5th floor area is 13' X 13' in size – 169 sq. ft. with a useable floor area of 109 sq. ft. (minus the stair). An exterior rooftop deck of approximately 364 sq. ft. has been added, accessible from the 5th floor enclosed space. The 2 egress stairs from the 4th floor to the 3rd floor consist of one unenclosed interior stair and an exterior stair connecting the 4th and 3rd floors. The 4th floor has 1,920 sq. ft. of net floor area. The hardship is the revised occupant load is necessary to accommodate the present needs for operating the business.
- C (c) *The interior stair serving from the 4th floor down to the 3rd floor will have only a handrail on one side rather than the code required one on each side of the stairs.* The

previous editions of the IBC (pre-2003) permitted a handrail along one side of a stair less than 44" in width. The hardship is due to the construction of the stair within the enclosing walls on each side, the addition would effectively reduce the width of the stair, reducing usability. **Tabled so owner and proponent can meet with Dean Illingworth, the Building Law Compliance Officer, reference the changes.**

New Variances

- 14-2-1 C **IU Health Riley Hospital – Indianapolis**
An alcohol based hand rub containing a concentration of ethanol in excess of the 70% allowed by code will be used in the hospital. The proponent advises that the building is fully sprinklered with quick response sprinklers, the hand sanitizers will be installed only in the surgical corridors, which are protected with an automatic smoke detection system that is not required by code. The proponent advises that the hospital has decided that they would like to remove the scrub units approved under variance 13-12-10 and install the alcohol hand rub stations in the corridors. The hardship is this product is extremely effective for hand sterilization for surgery and is preferred by the surgery clinicians (both physicians and nurses) at Riley Hospital. The 70% which is listed in the variance is from the definition of "Alcohol Based Hand Rub" in the code, which states that the ethanol or isopropanol shall not be used in an amount exceeding 70% by volume. The definition in the 2012 International Fire Code states that the amount of ethanol or isopropanol shall not be used in an amount exceeding 95% by volume, which was not amended in the proposed rule. The sections in each code that cover these installations list the classification as Class I or II. Where is the refill material being stored, in what quantities and in what containers?
- 14-2-2 NVR **Fall City Sub District Salt Storage Building – Clarksville** Project #369019
The required items in Table 29 of the Building Code will not be installed in the storage building. The items that will not be installed are the code required emergency shower, eye wash station, service sink, drinking fountain, and the employee toilet facilities. The proponent advises that there are only authorized personnel allowed to use the building. The hardship is the building is non-occupied, unheated support structure for storage of rock salt. All items listed are available in the adjacent Sub District Building.
- 14-2-3 C **Hoosier Village – Connector Phase 1 – Zionsville** Project #367631
During the construction, there will be two exit doors unavailable for a period of approximately 2 to 3 months which is not allowed by code. The proponent advises that the proposed project involves a new corridor to connect an existing dining building to an existing chapel. The existing dining room has 6 other exits. The chapel has only one other exit, but has limited usage and duration of time on Sunday mornings. There are also patio doors that will be blocked in an adjacent building, but the building is not occupied and the units are locked. The facility is a senior retirement community and is staffed 24 hours a day. They will cover the exit sign to eliminate confusion for the door of the dining area that will be blocked and they will install signage in the Chapel to notify residents attending services that in an emergency they should exit to the rear of the building. They also advise that notifications will be provided verbally during the services

and in addition there will be trained staff attending the services and will be present in the case of an emergency. The hardship is closing down the Chapel for 2 to 3 months would be a major operational problem for the facility as this small Chapel remains a significant part of the resident's lives.

- 14-2-4 NVR **Well Grounded Coffee House – Fort Wayne** Project #368287
The code required one male and one female restroom will not be provided for a calculated occupant load of 41. The proponent advises that they will provide one unisex restroom. They anticipate the occupant load to be 3 employees and 11 patrons. The proponent advises that the hardship is the imposition of the rule would be based on “nonfactual” data.
- 14-2-5(a)(b)(c) **YMCA Camp Carson – Cabins – Princeton** Project #368582
 CI (a) *The 8 new cabins under construction and the 4 cabins built last year will not be provided with the code required service sinks or shower facilities.* The proponent advises that there are 2 shower houses containing 10 showers each available for campers within 300 feet. There are provisions included to add showers, including 1 ADA accessible unit, in cabins at a later date if needed. Currently the camp is not used in winter conditions and all plumbing is drained down or otherwise winterized. Each cabin has separate male/female restroom facilities including ADA accessible toilets and sinks. The cabins are maintained by the camp staff and have bathroom sinks and a wall hydrant with which to obtain cleaning water. The floors will be wood in the cabins, except for the restrooms, so minimal wet mopping will be needed. The hardship is the cost of nearly \$1,000.00 per cabin and for a not for profit the \$8,000.00 savings is important.
 CI (b) *The 4 cabins from last year will not be provided with the hard surface accessible route as required by code.* The proponent advises that the 8 new cabins will be 100% accessible, including hard surface paths to parking lot and ramps to cabin front porches. The camp averages 1 or 2 wheel chair campers each year and the 8 new cabins provide lower bunks for 5 campers in each cabin for a total of 40. The hardship is the 4 cabins without the accessible route are located behind the 8 new cabins and they are separated by a large gulley that is generally impassable except in good weather.
 CI (c) *The code required NFPA 13R sprinkler system will not be operational for the entire annual test period.* The proponent advises that the cabins are not occupied in the winter months and all plumbing will be drained to prevent freezing. The system will be filled and tested each year prior to occupancy. The hardship is the cabins are not occupied in the winter and providing heat when they are not occupied is a waste of energy and money.
- 14-2-6 A **Community Storage – New Self Storage Facility – Pendleton** Project #368681
The code required plumbing fixtures required in Table 29 of the 2008 Indiana Building Code will not be provided. The items that will not be installed will include the following; drinking fountains, emergency shower and eye wash stations and service sinks. The facility will not be staffed by employees and normally the public is there for short periods of time. Use of the area is restricted to customers only via a coded controlled gate. The hardship is the cost of the infrastructure and connections for water and sanitary sewer is cost prohibitive.

- 14-2-7 C **Camp Potawotami – Cabins – Wolcottville**
The code required sprinkler system will not be provided for the R-1 occupancy cabins. The proponent advises that they undertake the following alternatives in lieu of compliance with the code; they will use 1 hour fire rated construction to separate the bedrooms from the rest of the building, they will provide 3 exits from each bedroom, 2 of which will go directly to the outside in addition to the exit through the common area, the bedrooms will each have 3 windows sized for egress, and they will also install both manual and automatic fire alarm systems along with hard wired smoke detectors. The hardship is the cost to comply, the facility has its water supplied from wells and they do not have the capacity to supply a sprinkler system. The cost to install new wells and pumps to supply the sprinkler system along with the electrical systems needed would be too expensive to be feasible for the camp. Is there any cooking in these cabins? Does each cabin comply as a “dwelling unit”?
- 14-2-8 AI **Mainstreet Health and Wellness Suites of Terre Haute**
Sliding doors which are not side hinged will be installed at the entrance to the bathrooms in some of the assisted living patient rooms, which is not allowed by code. The proponent advises that the building is sprinklered throughout. The rooms served by the sliding doors will have an occupant load of less than 10. The proponent states that the proposed 2014 Building Code will allow this type of installation provided the occupant load in the area is 10 or less, in Section 1008.1.2. The use of sliding doors permits the room to be designed more efficiently, due to unusable square footage if the swinging doors are used.
- 14-2-9 AI **The Heritage of Fort Wayne – Elevator #1 – Fort Wayne**
The new KONE EcoSpace Elevators with a capacity of 3,000 – 5,000 pounds will utilize 8 mm steel wire rope in lieu of the code required 9.5 mm. The proponent advises that they will provide, if requested by the State of Indiana, rope gauges to each elevator inspector. These gauges measure the diameter of the ropes and determine if the ropes need to be replaced due to wear. This type of installation saves the owner the cost of installing a penthouse therefore lowering overall building costs.
- 14-2-10 DI **Jane Pauley Community Health Center – Indianapolis**
The code required fire rated construction will not be provided in the egress corridor, for the walls or doors, constructed as part of the 1st floor tenant build out. The project involves a tenant build out of approximately 5,600 sq. ft. on the 1st floor and approximately 2,850 sq. ft. of basement area for outpatient medical offices. The one story building is classified as “B” occupancy Type VB construction. The tenant space will be provided with a manual fire alarm system, which is not required by code. There will be corridor smoke detection provided, which is not required by code. There are 4 exits provided from the 1st floor, with a maximum travel distance to an exit of less than 75 feet, which code permits up to 300 feet. The hardship is the fire rated corridor is an operational hardship, as it would result in closing off nurse’s stations and other staff areas. Why can’t they route around the nurses’ stations and other staff areas?

14-2-11(a)(b)(c)(d)(e) **Professional Plaza – Evansville**

- CI (a) *When doing the Chapter 34 evaluation, the entire building will not be considered, as code requires.* The Chapter 34 review will not cover the 1,767 sq. ft. A-2 1st floor restaurant or the 2,023 sq. ft. lower level fitness center. The proponent advises that the building is constructed as Type IIA structural standards (concrete columns, beams and deck with masonry load bearing walls). Both areas are separated from the remainder of the building by 2 hour fire barriers of poured in place concrete and masonry walls. The restaurant has one of the two exits leading directly to the new exterior exit atrium and the second exits into the common lobby ten feet from the exterior exit vestibule. The occupant load of the restaurant will be less than 99 when kitchen/service areas are added, currently the area is all open which would calculate to 118. The Chapter 34 evaluation is required due to the change from School Board Room to restaurant and from Record Storage to Fitness Center. The hardship is due to the occupant load and lack of not-required separations, the entire building would have to be sprinklered and the Chapter 34 score would be in the range of -60 in all 3 categories.
- CI (b) *Some of the relocated drywall panelized system partition doors and altered toilet partitions and accessories will not meet the ADA standards.* Each office will have at least one office/conference room with ADA compliant access. Existing toilet partitions will be reconfigured to maximize accessibility but will not meet ADA. Each floor will have at least one ADA compliant toilet facility. The proponent advises that the building will be more accessible than it is today after the changes, as any new doors within the office suites will be ADA compliant and restrooms will be more accessible. The hardship is the adaptive reuse of these types of buildings is economically very difficult and these kinds of issues can enable the project to become financially feasible or cause the project to terminate. What is the cost to comply?
- CI (c) *A small section (10 to 12 feet) of unprotected Type II aluminum and glass atrium wall will be on the property line, which is not allowed by code.* The location of the property line is at the center of City County Government Complex Plaza containing sidewalks, architectural cooling tower fountain and built in seating. The existing Government Concrete Buildings on this site are 100 plus feet away from this location. There are no plans to ever construct new structures on this central open courtyard part of Campus. The proponent advises that the owners of the adjacent property have no objections and support the project. The hardship is that it would be an immense amount of legal time and dollars to go through the process to modify the property lines of this parcel which has already been sold. Why can't they install a water curtain or offer some other alternative?
- CI (d) *The level of exit protection will be reduced before the exit discharge, which is not allowed by code.* The occupant load of the fitness center is 41. The proponent advises that the 2nd exit from the lower level is 125 feet away. Smoke detection will be provided in corridors outside of the fitness room and in the stairway to the common lobby for early warning. The sprinkler system in the fitness center exists, in the room formerly used for storage of the records. The hardship is the sprinklering of a portion of the 14,000 sq. ft. 2 story building would cost thousands of dollars and since there are few if any separations sprinklering the whole building would cost hundreds of thousands of dollars. How is the exiting being reduced?
- CI (e) *The replacement wood corridor doors will not be listed or labeled as required by code.* The proponent advises that any doors that are currently listed and labeled will be

replaced with the same rating. Sidelights adjacent to the doors are glass in wood frames with a one inch gap between the glass and frame on each side as the corridor is utilized for return air. The hardship is the owner wishes to have all issues clarified while in the budget process. How many doors are involved?

14-2-12(a)(b)(c)(d)

Hawks Art and Enterprise Center – Goshen

- BI (a) *The new stair will not be enclosed with fire rated construction as required by code nor will the code required 1 hour fire barrier walls for the new stair and light wells be supported by 1 hour construction.* The proponent advises that the existing building is evaluated per Section 3410 of the Indiana Building Code. Scores for complying 1 hour vertical enclosures are taken per Section 3410.6.6. The project involves conversion of the south portion of the historic Hawks Furniture building to an R-2. The building is an existing 3 story structure, originally constructed ca. 1900. The north portion of the building, under separate ownership, is separated from the south portion with a 3 hour party wall without openings. The building is Type IIIB construction. The proponent advises that they will install a minimum 18 inch draft curtain consisting of close spaced sprinklers at the ceiling level of the 1st floor at the stair opening. The stair will be enclosed with a 1 hour fire barriers at the 2nd and 3rd and 4th levels. The building is protected throughout with an automatic sprinkler system per NFPA 13R. The 1 hour fire barriers surrounding the new stair enclosure and light well openings will be placed on the existing floor system which consists of solid wood joists with approximate dimensions of 2" X 14" and spaced 16" on center, with tongue and groove wood decking which will be covered with a gypcrete topping. The hardship is the exposed existing wood floor structure is an important historic feature of the building.
- BI (b) *The code required protected openings from the amenity spaces to the corridor on the 1st and 2nd floors will not be rated.* The rooms affected are the office/conference spaces and community rooms. The score taken per Section 3410.6.5 for egress corridors indicates a complying corridor condition. Sprinklers will be provided at each opening within 12" horizontally of the opening on the room side of the openings. All apartments will be separated from corridors as required with 1 hour fire partitions and 20 minute rated doors. Each of the rooms involved is relatively small in size, the largest approximately 200 sq. ft. in area. The hardship is the large glass openings are desired in order to provide visibility to and from the interior rooms.
- CI (c) *There will be dead end corridors of 37 feet in length on each of the 3 floors in lieu of the code allowed 20 feet maximum.* The proponent advises that the existing building is evaluated per Section 3410 of the Indiana Building Code and scores for complying dead end lengths are taken per 3410.6.12. The proponent advises that smoke detection will be provided throughout the corridors in the building, which is not required by the code. The detectors will be tied to the fire alarm system. The hardship is the dead end corridor occurs primarily due to the location of the existing stair, and the limits imposed by the existing geometry of the building relative to layout of the new apartments.
- BI (d) *The window openings into the 3 story light well will not be rated as required by code for 60 minutes.* The proponent advises that the light well, 20 sq. ft. in area, will provide natural light for 2 bedrooms on each floor (6 total) and will include a window opening to the corridor on each floor. The existing building is evaluated per Section 3410 and the scores for complying 1 hour vertical enclosures are taken per Section 3410.6.6. The

building is protected throughout with an automatic sprinkler system, per NFPA 13R. Sprinklers will be provided at each of the windows within 12 inches horizontally of the opening. All apartments are separated from corridors otherwise as required with 1 hour horizontally of the opening. The sprinkler protected windows will prevent fire spread to other floors via the light well openings. The hardship is that the light wells are needed to provide natural light to the interior bedrooms and the cost of fire rated windows is prohibitive given the budget of the project.

- 14-2-13(a)(b)(c) **Indiana Tech Academic Center – Fort Wayne** Project #365209
 A (a) *ACLA buffers will be installed in lieu of the code required spring buffers.* The proponent advises that this is an installation of an Otis Gen2 machine roomless elevator utilizes these types of buffers rather than those listed in the code. The hardship is that this type of buffer has been designed to work with the Gen2 elevator.
- A (b) *The Gen2 elevator uses steel coated belts as a suspension means in lieu of the code required 9.5 mm system.* These steel coated belts that are installed with this type elevator are 4 – 40 mm steel coated belts that are used as the suspension means. These belts comply with the 2010 Edition of ASME A17.1 and have been approved in the past. These are designed specifically for the Gen2 machine roomless elevator and to alter from this system would be very expensive.
- A (c) *The governor rope diameter of 6.3 mm does not comply with the current adopted code.* These governor ropes comply with the 2010 Edition of ASME A17.1 and have been approved in the past.
- 14-2-14(a)(b)(c) **Crawford Apartments – Bloomington** Project #361262
 This is identical to variance 14-2-13(a)(b)(c).
- 14-2-15 CI **Tropicalisimo Restaurant - Indianapolis** Project #364178
The code required two hour separation wall will not be provided between the A-2 and B occupancies. The proponent advises that there are not 2 layers of 5/8" Type X gypsum board on each side of the separation walls. The restaurant has horn/strobe devices installed in every room and the owner will add fire pull stations at exit doors and one in the main space connected to the Pike Twp. Fire Dept. Central Station for dispatch processing. The hardship is that the occupancies to the north and south of the tenant space will not close their businesses to install a second layer of fire rated gyp board plus refinishing. The restaurant has had original artwork (mural) painted on the finished wall and to install the gyp board would be costly to cover the painting.
- 14-2-16 CI **Club MRCE – Kendallville** Project #367176
The variance is to allow the building to be separated by the existing 12" or thicker masonry walls that separate this space from the remainder of the building, rather than evaluate the entire building as required by code for the Chapter 34 evaluation. The proponent advises that there is a small portion of wall that is frame construction with lath and plaster that is part of the stair. The request is to also permit the evaluation of the 1st floor only and not the 2nd floor or basement. The 2nd floor is separated with a suspended ceiling and above that lath and plaster. The basement is only utilized for mechanical service and not used for storage. The 2nd floor is abandoned and is in disrepair, the owner

of the building is willing to secure the 2nd floor from use. The proponent advises that the access to the 2nd floor will be prohibited by locking of the south stair; the north stair will remain accessible for the apartment tenant in the adjacent building. The opening in the wall that accesses the 2nd floor on the north will be secured with a 1 ½ hour rated door that will be locked for use only by the fire department and maintenance as will the south door. There will be no cooking and snacks will be all that is provided. There are 3 exits and only two are required. The hardship is the current code deletes the section that allows this evaluation to be done.

- 14-2-17(a)(b) **Wishard – 1700 N. Illinois – Indianapolis** Project #364874
 BI (a) *A fixed shower head has been provided in lieu of the code required handheld shower head required for accessible showers.* The proponent advises that the building is of Type IIB construction, with I-3 occupancy on the 4th floor and “B” occupancy in the remainder of the building with the exception of an accessory A-3 occupancy located on the 1st floor. Providing a handheld shower is adverse to the safety of the patient who could use it to harm themselves. Removable handheld showers are provided and the nurses can install them when they are needed and a patient is not a risk to themselves. Anti-ligature accessories are required throughout the project due to the patient population in this area of the hospital. An anti-ligature handheld shower cannot be provided because there are not any such products available that comply with code and anti-ligature requirements. Providing a handheld shower would be a life safety issue.
- NVRI (b) *It has been interpreted that the outlets provided above a 25” deep counter must be accessible unless dedicated for an appliance or equipment, and this occurs in 4 different areas of the building.* The areas where this occurs are the staff lounge 415, dining 447, nourish 446, and day room 1200. It was further interpreted that “dedicated” means an appliance or equipment must be plugged into the outlet at all times. The outlets do not currently have a dedicated appliance or piece of equipment plugged into them and are for future use, possibly a microwave, toaster, can opener, etc. These appliances are provided by the owner. These outlets are not provided for general use, there are other accessible outlets in these rooms that have been provided for general use by the occupants. The hardship is that the controls and outlets have been provided for appliances and equipment that will sit on the counter, not for use by the occupants. The construction is complete.
- 14-2-18 AI **Zurcher Tire – Monroe** Project #368376
The code required restrooms will not be provided in this addition. The proponent advises that there are restrooms within 555 feet from the addition, but the code requires that the restrooms be within 500 feet. The hardship is that the owner would need to provide plumbing, drainage and new restrooms for the addition when the current restrooms are being used by the employees and there will be no new employees hired to work in the new space.
- 14-2-19 BI **Eskenazi Hospital 7th Floor Inpatient Psych Unit and Triage Unit – Indianapolis** Project #348271
A fixed shower head has been provided in lieu of the code required handheld for the showers that are required to be accessible. There are removable hand held showers provided that the nurses can install when they are needed and a patient is not a risk to

themselves. Anti-ligature accessories are required throughout the project due to the patient population in this area of the hospital. An anti-ligature shower cannot be provided because they are not any such products available that comply with the code and anti-ligature requirements.

14-2-20(a)(b)

733 Loft Apartments – Indianapolis

- BI (a) *An existing 4 story R-2 occupancy apartment building is being retrofitted with new 2 hour fire walls separating the 3 story Type VB and 4 story Type VA construction sections of the building, but the fire walls will not be structurally independent as required by code.* The proponent advises that the building is protected with a fire suppression system throughout per NFPA 13R, the 1999 Edition. There are close spaced sprinklers that will be provided a maximum of 6' 0" on center for the full length of each fire wall. The hardship involves the impossibility to retrofit a structurally independent fire wall for a completed building.
- BI (b) *There are two windows within 15 feet of the 4 story portion of the building that will not be protected with ¾ hour rated protection as required by code.* The exterior wall in which the windows occur is in the plane of the 2 hour fire wall separating the 3 and 4 story portions of the building. The proponent advises that additional sprinkler protection will be provided at each window. Sprinklers will be arranged so that furnishings such as blinds or curtains will not obstruct the sprinkler discharge. The owner's hardship involves the cost to replace the existing windows.

14-2-21

BI

Ball State University AT Building Renovation - Muncie

The code required Type I or Type II hood will not be provided over the residential electric cook tops that are being installed in the Domestic Kitchen Laboratory, for the class for dieticians. The proponent advises that the renovation is to the interior of the south half of the building. The 1 story building is classified as "B" occupancy and is Type IIB construction and the building was built in the 1940's as the Practical Arts Building. The building will be provided with automatic sprinkler protection within the project area, resulting in a fully sprinklered building. There will be a recirculation residential hood provided per the manufactures instructions and "Stove Top Fire Stop" extinguishing canisters will be provided above each cook top. The hardship is the cost of the commercial hoods.

14-2-22(a)(b)

The Garden Table – Indianapolis

- CI (a) *The code required 2 accessible restrooms will not be provided for the calculated occupant load in excess of 49 (59 per the submitted plans).* The proponent advises that in lieu of the 2 required accessible restrooms, they will provide 1 unisex family style restroom ADA compliant. The hardship is that compliance would require them to tear out demising walls. The proponent advises that they are attempting to keep the plumbing load to the existing 4" line to the space and to not cross into needing a new 6" sewer line.
- CI (b) *The code required two exits will not be provided for the calculated occupant load in excess of 49 (59 per the submitted plans).* The owner will provide fire extinguishers in the kitchen as well as a hood with suppression as required by code. The hardship is this space is an in-line tenant unit and there is no way to get two egress locations that will provide the code required ½ the diagonal of the space.

- 14-2-23 DI **Chilly Water Brewing Company – Indianapolis**
The code required 2 accessible exits will not be provided for the calculated occupant load in excess of 50. The proponent advises that the unique shape of the space makes the 2 egress routes to the exterior unobtainable. The area is bordered by Virginia Avenue on one side, a restaurant on one side and a parking garage on the third side. They advise that the building is fully fire suppressed, but do not state what kind of suppression is provided. They advise that there will be only Panini style sandwiches served and no other type of cooking provided. The brew area is separated from the public area and will have its own exit directly to the exterior of the building. The hardship is that the only way to achieve a second means of egress would be to discharge into the public parking garage.
- 14-2-24 AI **Haverhill Elementary School – Addition and Renovation – Fort Wayne**
The proposed addition of 540 sq. ft. will exceed the allowable area permitted for Type II-B Construction. The existing building is a non-sprinklered school of approximately 85,000 sq. ft. of Type II-B construction. The new construction will be Type II-B as well. The code requires that the existing school and any new addition be separated by a four hour structurally independent fire wall. The proponent advises that the new addition will be separated from the existing school by a 2 hour fire barrier. The existing school is subdivided by 2 hour fire barriers classified as area separation walls by previous Indiana Building Codes. The 540 sq. ft addition is only .63% of the total area of the building. The owner's hardship is the need to provide additional space for this existing school and the cost of constructing a new structurally independent 4 hour fire wall.
- 14-2-25 CI **8th and Locust Apartments – Terre Haute** Project #368096
Type A or B units will not be provided as required by code in the new R-2 apartment buildings nor will they have accessible ramps to enter the buildings. The proponent advises that the access to the buildings will be from a porch level located approximately 42 inches above grade and will be accessible by stairs only. The multi-story dwellings will have sleeping rooms either above or below the level of entry. Neither the building nor the units will be provided with an elevator. The proponent advises that the units will not be covered by the Fair Housing Act and thus will not be required to be accessible or be required to provide Type A or Type B units. The hardship involves the cost and difficulty of providing ramps to access the entry levels and the limited space on the site makes it difficult to provide such large ramp systems. Doesn't the building have to be accessible for common areas?
- 14-2-26 BI **Mahrtdt Properties, Inc. – Fire and Smoke Damage Repair – Indianapolis**
An existing 1890's stairway was damage by fire and is being re-constructed to today's code, which will not comply with the code required separation of egress units, by the 1/3 of the overall diagonal. The overall diagonal of the space would need to be (53 feet) apart from the existing stair. As part of the remodel, the building will be provided with an automatic fire sprinkler system per NFPA 13, the 2010 Edition, which will greatly improve the life safety of the occupants in the building. The existing 1890's stairs did not comply with the rise and run, and landing requirements of the current code and the top of the stair was located approximately 28 feet from the other stair. With the new stair meeting the current code for rise and run the stair will be approximately 25 feet from the

other stair. The travel distance from the 2nd floor is only 57 feet. The owner's hardship is the desire to improve the damaged 1890's stair and bring it up to code compliance as much as possible rather than rebuild it as it was and the limitations of the existing floor plan layout.

- 14-2-27 BI **531 Apartments – Bloomington**
The residential dryer lengths will exceed the code allowed 25 feet in the 4 story structure, with the lower level for parking and the other 3 levels as apartments. The proponent advises that they will install dryer booster fans that have a published capacity adequate air velocity for the necessary lengths based upon the use of 4 inch rigid metal duct being used. The information sheet provided advises that the dryer booster fan shall be capable of maintaining an air velocity of 1200 fpm with an equivalent, duct length of 130 feet of 4 inch rigid duct. The hardship is the location of the dryers does not permit compliance with the maximum of 25 feet equivalent length requirement.
- 14-2-28 CI **Carroll Jr. /Sr. High School – Health and Fitness Addition – Flora**
The existing Jr. /Sr. High School building area will exceed the allowable area for an E occupancy of Type IIB construction. The proponent advises that the GAR requires additions to existing buildings to comply with the requirements of new construction for allowable area or be separated by a structurally independent 4 hour rated fire walls. The existing 1 story building is 140,527 sq. ft. in area. One addition, 32,055 sq. ft. in area, consists of a fitness room expansion, a field house, storage rooms, restrooms, and lobby. The second addition, 5,083 sq. ft., consists of a locker room/restroom and office addition to the pool. Two areas of the existing school are sprinklered; they are the stage which is 1,740 sq. ft. and the wood shop which is 1,839 sq. ft. The proponent advises that the additions will reduce the existing fire area of the building. The additions, along with 7,364 sq. ft. of the existing building, will be separated from the remainder of the existing building by 2 hour fire barriers. The existing pool, 6,318 sq. ft. in area, will be included and separated with the locker room addition. The existing fitness room, 1,046 sq. ft. in area, will be included and separated with the field house addition. The field house addition will be sprinklered per NFPA 13 and will be tied into the fire alarm system which will sound in the existing building. A fire alarm system installed in accordance with Section 907, IBC will be installed throughout the additions and will be tied into the existing fire alarm. The existing building has a fire alarm system throughout the building. The existing building has smoke detection in the corridors and several of the rooms. The hardship is the cost and operational hardship to provide a structurally independent 4 hour fire wall between the existing building and addition. The school wants to keep the addition as open to the rest of the building as possible; openings in fire walls are limited to 25% the length of the wall. How much over the allowable area will the building be?
- 14-02-29(a)(b) CI **Cummins SEP High Horsepower Tech Center – Seymour**
(a) The existing manufacturing building of approximately 511,500 sq. ft. of non-rated construction without fire walls is required to meet the unlimited area provisions with the proposed addition of approximately 80,000 sq. ft., however a portion of the existing building has an open yard separation that is only 50 feet due to the railway right of way

and the code requires 60 feet. This addition will bring the existing building into further non-compliance, but will not impact on the existing open yard separation. The proponent advises that the building is sprinklered and this addition will be sprinklered per NFPA 13. The reduced width is along a railway right of way. The building height is approximately 25 feet at the affected area. This is a redo of approved variance 13-11-32(a) because of the addition of another structural bay of approximately 7,000 sq. ft. since the last approved variance. The hardship is that the larger factory is very useful to fulfill the company's current business needs. The existing building on the existing site cannot be changed. The construction of numerous fire walls would prohibit efficient use of the floor area. How long is the wall that is 50' from the property line?

- CI (b) *The code required 3 means of egress required for spaces with an occupant load in excess of 500 occupants will not be provided.* The proponent advises that they will instead provide 2 means of egress from the 2nd floor of a new corporate office building, with a calculated occupant load of approximately 580. The existing building is sprinklered and this addition will be sprinklered per NFPA 13. The actual occupant load (programmatic design number, of the entire new office building, 1st and 2nd floors, is approximately 580 and the anticipated occupant load of the 2nd floor is approximately 265. The 2nd floor is approximately 33,700 sq. ft. Non-simultaneous use and very limited outside visitors are expected. The need for numerous conference/team design meeting rooms causes a larger than anticipated occupant load. Two egress stairs being provided have a combined egress width of 130" or a capacity of 650 occupants. The hardship is the cost (construction square footage lost, etc.) to provide a 3rd egress stair in this particular situation. Corporate office space of non simultaneous use and lack of outside visitors coupled with an unusual high number of conferences /design team meeting rooms causes an unrealistically high occupant load. What is the cost to construct the 3rd exit?

14-2-30(a)(b)

Studio B – Lafayette

Project #368093

- CI (a) *The common path of travel, from the furthest point in the basement up the 1 hour stair enclosure to the first floor, will be 145 feet which exceeds the code allowed 100 feet of travel distance.* The proponent advises that the project involves a change in use from B/M occupancy to A-3 occupancy. The existing building is 1 story with a basement and of Type VB construction. The first floor is 3,753 sq. ft. and the basement is 2,056 sq. ft. The facility will be used as an exercise studio for Zumba classes. The basement contains utilities and is not accessible to the public. The calculated occupant load of the basement is 7. The travel distance from the farthest point in the basement to the exit from the building is 184 feet, and the code allows 200 feet. The stair from the basement is 1 hour rated. A smoke detection system, which is not required by the code, will be installed per section 907 of the IBC, throughout the basement and first floor. The basement is separated from the first floor with one hour construction. The hardship is the cost and functional hardship to provide a new stair in order to reduce the common path of travel in an area not accessible to the public and that contains the building utilities.
- CI (b) *The existing basement, without exterior openings, exceeds 1,500 sq. ft. and will not be provided with a sprinkler system as code requires.* The proponent advises that there will be a fire alarm system and a smoke detection system, that are not required by the code installed throughout the basement and first floor. The basement is separated with one

hour construction from the first floor. The basement is used for utilities and is not accessible by the public. The hardship is the cost to provide the sprinkler system in the basement which is estimated to be between \$40,450 and \$45,450. The total project cost is estimated to be \$50,000.

- 14-2-31 CI **Franciscan St. Margaret Health – Dyer – Emergency Department Expansion – Dyer**
The expansion of the current Construction Type II-A Building, puts an already over allowable height and area building in further noncompliance, because the addition will not be separated by the code required 3 hour fire wall. The proponent advises that the expansion will also be Type II-A construction and will be separated from the existing building with a 2 hour fire barrier. The building is fully sprinklered. All code required travel distances will be met, including exit travel distance, smoke barrier travel distance, common path of travel distance, common path of egress travel and dead end travel distance, with the, proposed design. The variance is similar to several approved variances such as 07-02-15. How far over area is it?
- 14-2-32(a)(b)(c) CI **Zionsville High School – Additions and Renovations – Zionsville**
 (a) *The code required emergency voice/alarm communications system will not be provided, for the new indoor sports practice field house with an occupant load in excess of 1,000.* The addition is being added to the existing high school and the occupant load of the existing school is not figured in to that of the new addition. The calculated occupant load of the entire facility is approximately 1,650, which would be for a prom with a dance floor and table and chair area. The building is fully sprinklered per NFPA 13. The proponent advises that they have enough exit space for up to 2,946 occupants. The hardship involves the difficulty and expense to install emergency voice/alarm communication system in an open high school athletic primary practice area.
- CI (b) *The creation of new spaces, remodeling of existing spaces and a building addition each cause different travel distance situations that will exceed the code allowed 250 feet maximum, in the fully sprinklered high school.* The proponent advises that some of the situations were existing some have been increased, and others are new due to the remodeling and trying to maintain some of the existing features. In situation “A” on the first floor is 303 feet do to the existing room features, the second floor is 280 feet from a mechanical room, 262 feet from a new observation balcony for instructors only, no public. In situation “B” the existing second floor space was 288 feet after reconfiguration maximum total distance is 320 from one classroom. In situation “C” the first floor existing was compliant at 243 feet (260 feet in a store room), but also do to the new addition, the shortest total distance is now 335 feet. The hardship is the costs and difficulty of an existing large high school needing to take advantage of under used spaces deep in the building. Some of these situations were existing conditions.
- CI (c) *The new construction project to an existing high school will create reduced egress capacity, reduced number of exit locations, and increased egress travel distances up to 419 feet during the construction.* The code requires that the means of egress be maintained during construction, remodeling, alterations and additions to any building. There will be temporary egress corridors provided to accommodate the best possible egress path. Exit signs will be placed in the temporary egress corridors and the path will be clearly identified. Cross corridor walls and doors, marked with “Not and Exit”, will

be used to limit access to specific areas to prevent dead end corridors. Staff and Students will be aware of changes from their normal egress paths through education, signage and fire drills. The hardship is the difficulty of maintaining code compliant egress compliant capacities, locations, paths and travel distances during construction of an addition to an existing functioning high school.

14-2-33

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Newegg Inc. – IDI Connect Building 1 – Indianapolis

Project #368696

The travel distance to the toilet facilities will be 600 feet in lieu of the code allowed maximum 500 feet. The proponent advises that the employees using the warehouse toilet facilities will either work well within the 500 feet or they will be driving fork trucks. Toilet facilities are available on both sides of the facility. The hardship is that there is only a small area outside of the 500 feet distance (a remote corner of the storage area). The current location of the toilets is very near existing plumbing lines below the slab.

